

**VARIANCES ONLY RECOMMENDATIONS**

8-24-2021 Planning Department Recommended Approved Variances	9-28-2021 Planning Commission Recommended Approved Variances	11-1-2021 Applicant Requested Amended Variances	11-8-2021 Planning Department Recommendation
1. Variance to allow access through the 'no-access buffer' where adjacent to North Road as shown on the submitted site plan.	2. No action taken by the Planning Commission.	1. <i>No amendment.</i>	1. Variance APPROVED to allow access through the 'no-access buffer' where adjacent to North Road as shown on the submitted site plan.
2. Variance from the requirement to replace or compensate for the removal of six (6) 'specimen' trees on the site.	2. No action taken by the Planning Commission.	2. <i>No amendment.</i>	2. Variance NOT REQUIRED as the proposed replanting plan shows a net positive balance of 49.1 tree inches that cover the 45-inches required to be provided of tree recompense to replace or compensate for the removal of six (6) 'specimen' trees on the site.
		3. <i>Variance to allow additional parking to serve Lot 6 as shown on the site plan.</i>	3. Variance NOT REQUIRED as there are no maximum parking space requirements.
		4. <i>Variance to allow two panels to be placed on one sign located on Lot 2, with one of those panels to serve Lot 4.</i>	4. Variance DENIED as request is too vague. The sign ordinance regulates the maximum allowable signage area based on the extreme limits of the sign (height and width), not including the first 24 inches of monument base height. Sign area is based on linear road frontage and calculated at one-half sq. ft. sign area per one foot of road frontage or 64 SF min. Per the site plan, Lot 2 road frontage length of 195 feet would allow up to a 97.5 SF monument sign.  Further, the LOI requests a variance to allow two signs (not panels) on Lot 4.  Per the site plan, the maximum sign area allowance for each of the six lots adjacent to Scenic Hwy. is as follows:  Lot 1: 190 SF    Lot 2: 97.5 SF    Lot 3: 65 SF Lot 5: 86.5 SF    Lot 6: 110 SF    Lot 120 SF
		5. <i>Variance to reduce the sizes of the parking lot landscape planters to match those shown on the site plan.</i>	5. Variance DENIED as not all parking lot landscape planter sizes are shown on the site plan. Once identified during site plan review, if necessary variances can be considered by the Board of Appeals.
			6. Variance APPROVED from UDO Table 201-1.7. to allow a solid waste dumpster and enclosure to be located in the front yard of Lot 1.